



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

## LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

- 1. Type of Action Requested:**
- Certified Survey Map Approval
  - Preliminary Plat Approval
  - Final Plat Approval
  - Replat
  - Comprehensive Development Plan Approval

- 2. Proposed Land Use (Check all that Apply):**
- Single Family Residential
  - Two-Family Residential
  - Multi-Family Residential
  - Commercial/Industrial

**3. No. of Parcels Proposed:** 1 outlot divided into 3 outlots (Outlot 11)

**4. No. Of Buildable Lots Proposed:** 0

**5. Zoning District:** Planned Development District

**6. Current Owner of Property:** VH CC, LLC

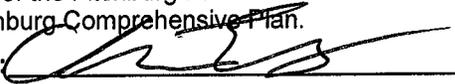
**Address:** 6801 South Towne Drive, Madison, WI 53713 **Phone No:** 608-226-3100

**7. Contact Person:** Dan Day, D'Onofrio, Kottke & Associates, Inc.

**Email:** dday@donofrio.cc

**Address:** 7530 Westward Way, Madison, WI 53717 **Phone No:** 608-833-7530

**8. Submission of legal description** in electronic format (MS Word or plain text) by email to: [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov)  
 Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By:  Chris Ehlers, Veridian Homes  
 Owner's or Authorized Agent's Signature      Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

**For City Use Only:**      **Date Received:** \_\_\_\_\_

**Ordinance Section No.** \_\_\_\_\_ **Fee Paid:** \_\_\_\_\_

**Permit Request No.** \_\_\_\_\_

August 23, 2022

Deanna Schmidt  
City of Fitchburg – Planning & Zoning  
5520 Lacy Road  
Fitchburg, WI 53711

RE: Crescent Crossing  
Revised Certified Survey Map Submittal – Outlot 11

Dear Deanna:

On behalf of Veridian Homes, we are pleased to submit a revised Certified Survey maps for the division of Outlot 11 into three outlots. This will allow for the construction of the proposed Dog Playground on the new Outlot 13 that is being dedicated to the public as part of the Certified Survey Map. Outlot 14 is being used for the CBU's for the neighborhood and OL 12 will continue to be private open space.

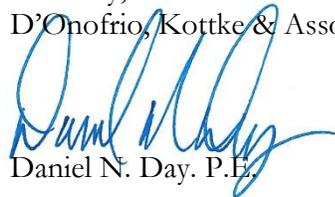
Enclosed with the submittal is the following:

- Outlot 11 Land Division Applications (1 copy)
- Check in the amount of \$1,070
- Certified Survey Map (1 copy)

All the above information will also be submitted in digital format. The hard copy will be dropped off at your office.

We look forward to working with the City of Fitchburg in the review and approval of this revised Certified Survey Map as one of the steps to finalizing the Dog Playground Park.

Sincerely,  
D'Onofrio, Kottke & Associates, Inc.



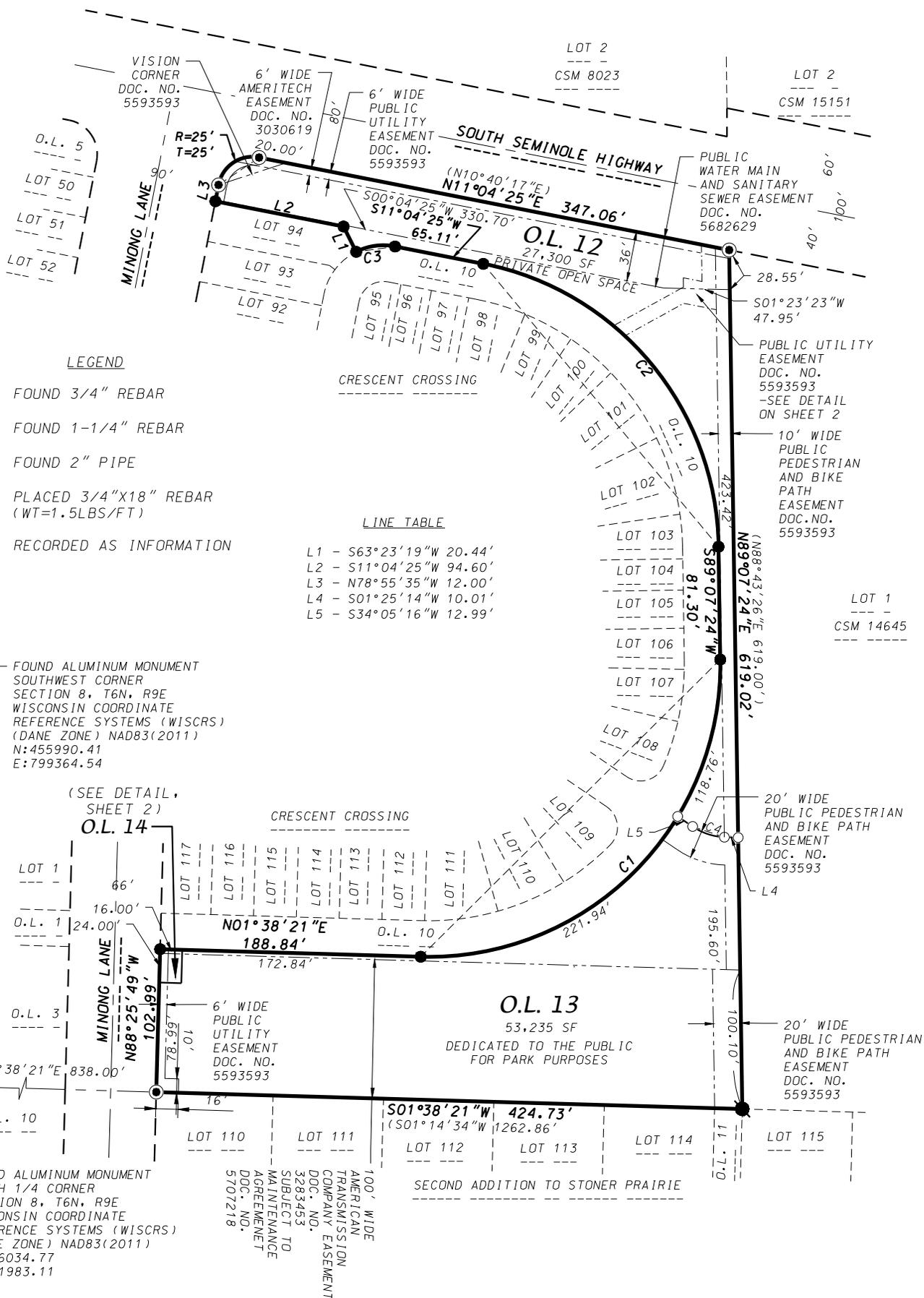
Daniel N. Day, P.E.

cc: Chris Ehlers, Veridian Homes  
Matt Brink, Veridian Homes

U:\User\2107109\Surveying\CSM Submittal (8-23-22)\Crescent Crossing CSM Submittal 2022.08.23.docx

# CERTIFIED SURVEY MAP

OUTLOT 11, CRESCENT CROSSING, LOCATED IN THE SE1/4 OF THE SW1/4 SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



**LEGEND**

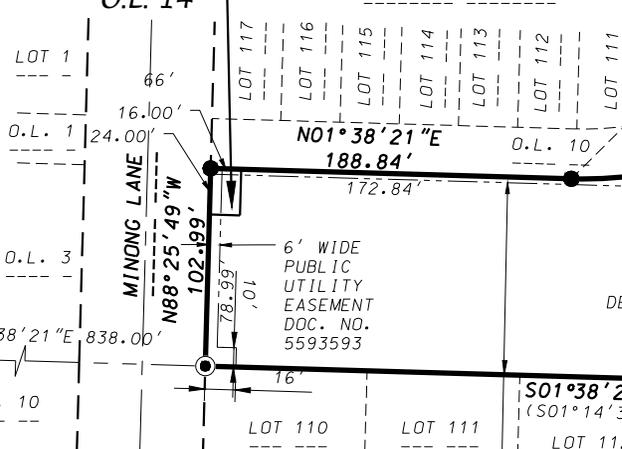
- FOUND 3/4" REBAR
- ⊙ FOUND 1-1/4" REBAR
- ⊙ FOUND 2" PIPE
- PLACED 3/4"x18" REBAR (WT=1.5LBS/FT)
- ( ) RECORDED AS INFORMATION

**LINE TABLE**

L1 -	S63°23'19"W	20.44'
L2 -	S11°04'25"W	94.60'
L3 -	N78°55'35"W	12.00'
L4 -	S01°25'14"W	10.01'
L5 -	S34°05'16"W	12.99'

FOUND ALUMINUM MONUMENT  
SOUTHWEST CORNER  
SECTION 8, T6N, R9E  
WISCONSIN COORDINATE  
REFERENCE SYSTEMS (WISCRS)  
(DANE ZONE) NAD83(2011)  
N:455990.41  
E:799364.54

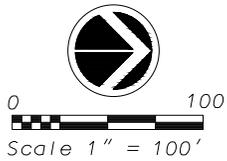
(SEE DETAIL,  
SHEET 2)  
**O.L. 14**



FOUND ALUMINUM MONUMENT  
SOUTH 1/4 CORNER  
SECTION 8, T6N, R9E  
WISCONSIN COORDINATE  
REFERENCE SYSTEMS (WISCRS)  
(DANE ZONE) NAD83(2011)  
N:456034.77  
E:801983.11

BEARINGS REFERENCED TO THE SOUTH LINE  
OF THE SOUTHWEST QUARTER OF SECTION 8, T6N, R9E  
WISCONSIN COORDINATE REFERENCE SYSTEMS (WISCRS)  
(DANE ZONE) NAD83(2011)  
BEARING S89°00'27"W

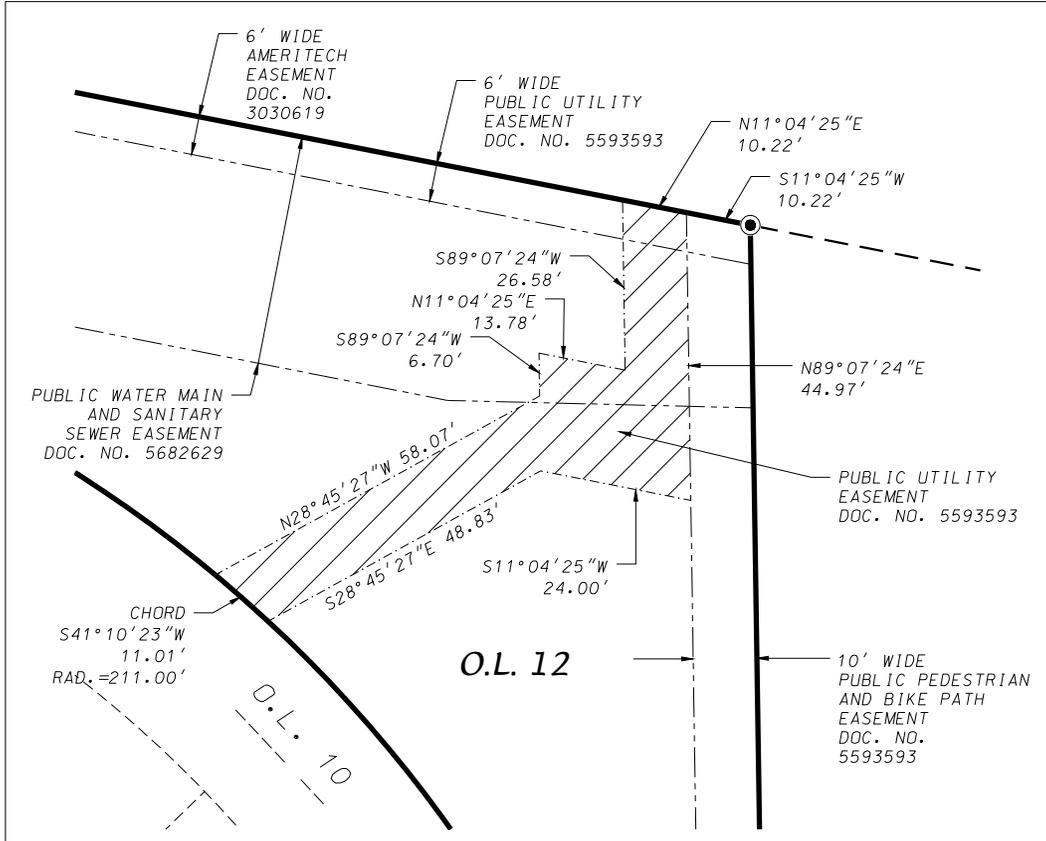
**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT



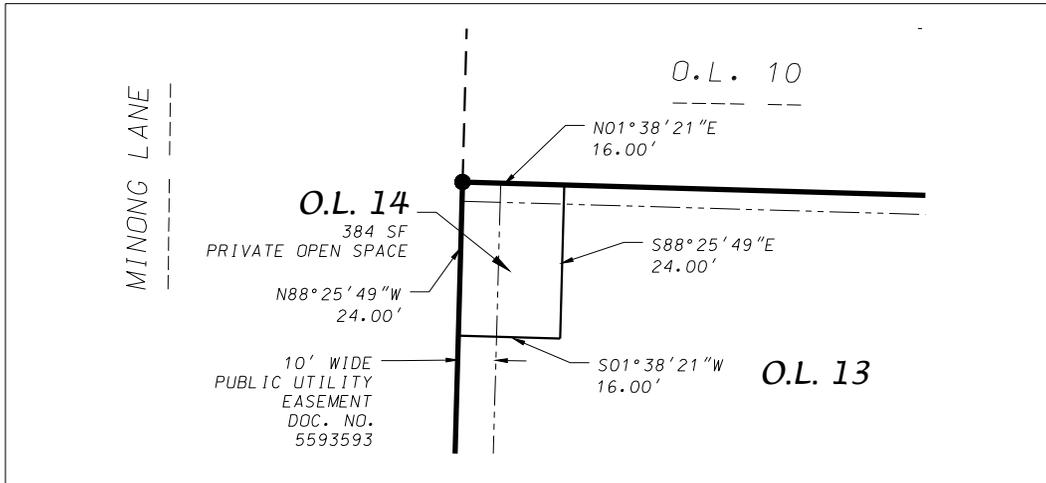
DATE: August 1, 2022  
F.N.: 21-07-109  
C.S.M. NO. \_\_\_\_\_  
DOC. NO. \_\_\_\_\_  
VOL. \_\_\_\_\_ SHEET \_\_\_\_\_

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OUTLOT 11, CRESCENT CROSSING, LOCATED IN THE SE1/4 OF THE SW1/4 SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



PUBLIC UTILITY EASEMENT  
DOC. NO. 5593593 - DETAIL

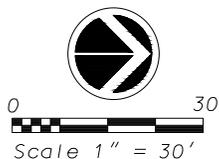


O.L. 14 PRIVATE OPEN SPACE - DETAIL

### CURVE TABLE

CURVE NUMBER	RADIUS (FEET)	CHORD (FEET)	ARC (FEET)	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
1	211.00	304.88	340.70	N44°37'07.5"W	92°30'57"	
	OL13	211.85	221.95	N28°29'41.5"W	60°16'05"	
	OL12	211.00	117.20	118.76	N74°45'10"W	32°14'52"
2	211.00	265.72	287.43	S50°05'54.5"W	78°02'59"	
3	44.00	28.42	28.94	S07°46'08"E	37°41'06"	OUT-S26°36'41"E
4	45.00	24.27	24.57	N18°26'36"E	31°17'19"	

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OUTLOT 11, CRESCENT CROSSING, LOCATED IN THE SE1/4 OF THE SW1/4  
SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, do hereby certify that this survey is in full compliance with Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of Fitchburg, Dane County, Wisconsin, and under the direction of the Owners listed below, I have surveyed, divided and mapped the land described herein and that said map is a correctly dimensioned representation of the exterior boundaries and division of the land surveyed. Said land is described as follows:

Outlot 11, Crescent Crossing, recorded in Volume 61-026B of Plats on pages 139-141 as Document Number 5593593, Dane County Registry, located in the SE1/4 of the SW1/4 of Section 8, T6N, R9E, City of Fitchburg, Dane County, Wisconsin.  
Containing 80,919 square feet (1.858 acres).

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Brett T. Stoffregan, Professional Land Surveyor S-2742

## NOTES

1. This Certified Survey map is subject to the following recorded instruments:
  - Declaration of Conditions and Restrictions for Maintenance of Stormwater Management Measures recorded as Doc. No. 5683179.
  - Crescent Crossing Declaration of Protective Covenants, Conditions and Restrictions recorded as Doc. No. 5690539.



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SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## OWNER'S CERTIFICATE

VH CC, LLC, a Wisconsin limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped, and dedicated as represented on this map.

VH CC, LLC, does further certify that this map is required by s.236.34 to be submitted to the City of Fitchburg for approval.

IN WITNESS WHEREOF, the said VH CC, LLC has caused these presents to be signed by said corporate officer(s), this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

VH CC, LLC

\_\_\_\_\_

STATE OF WISCONSIN)  
COUNTY OF DANE )S.S.

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named person(s) to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, Dane County, Wisconsin  
My commission expires: \_\_\_\_\_

## MORTGAGEE CERTIFICATE

First Business Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the lands contained in this Certified Survey Map, does hereby consent to the above Owner's Certificate and to the surveying, dividing, mapping and dedicating of the lands described in this Certified Survey Map.

In witness whereof, First Business Bank has caused these presents to be signed by its corporate officer(s) listed below this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

First Business Bank

By: \_\_\_\_\_

State of Wisconsin)  
County of Dane )S.S

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named corporate officer(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires \_\_\_\_\_, \_\_\_\_\_  
Notary Public, Dane County, Wisconsin



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SECTION 8, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

## CITY OF FITCHBURG CERTIFICATE

This Certified Survey Map, including any dedications and public easements shown hereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

By: \_\_\_\_\_  
Tracy Oldenburg, City Clerk

Date: \_\_\_\_\_

## REGISTER OF DEEDS CERTIFICATE

Received for recording this \_\_\_\_\_ day of \_\_\_\_\_, 2022 at \_\_\_\_\_ and  
recorded in Volume \_\_\_\_\_ of Certified Survey Maps on Pages \_\_\_\_\_ as  
Document Number \_\_\_\_\_.

Kristi Chlebowski, Dane County Register of Deeds



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